



Presented by:

Tom Hassan

Royal LePage Sussex - Tom Hassan

Phone: 604-809-9777

http://www.tomhassan.com

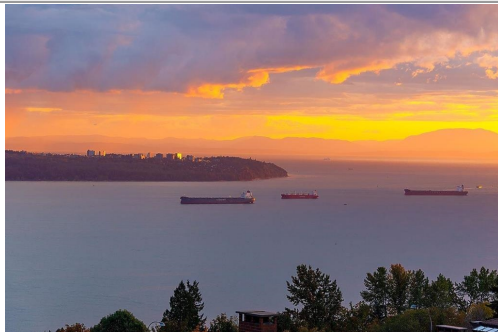
tomhassan@gmail.com

**Active**
R2800645Board: V
Apartment/Condo**35 2250 FOLKESTONE WAY**West Vancouver
Panorama Village
V7S 2X7

Residential Attached

\$1,970,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,970,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1980
Frontage(feet):	Bathrooms: 2	Age: 43
Frontage(metres):	Full Baths: 2	Zoning: MFD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,143.35
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 005-280-184	Tax Inc. Utilities?:
View: Yes : Panoramic Harbour Van Islands		Tour:
Complex / Subdiv: Panorama Village		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**

Renovations: **Completely**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Electric, Forced Air**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Other, Torch-On**

Reno. Year: **2016**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 103, PLAN VASS10, DISTRICT LOT 783, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Exercise Centre, Pool; Indoor, Tennis Court(s), Wheelchair Access**

Site Influences: **Cul-de-Sac, Private Setting, Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **1,576**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,576 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,576 sq. ft.**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht.:
 # of Kitchens: **1**

of Levels: **1**
 # of Rooms: **7**

Units in Development:
 Exposure:
 Mgmt. Co's Name:
 Maint Fee: **\$650.00**
 Maint Fee Includes: **Management**

Tot Units in Strata:
 Storeys in Building:
 Mgmt. Co's #:
 Council/Park Apprv?:

Locker:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

of Pets:

Cats:

Dogs:

Floor	Type	Dimensions
Main	Living Room	19'7 x 17'1
Main	Dining Room	19'7 x 11'3
Main	Kitchen	14'8 x 8'
Main	Den	16'8 x 8'9
Main	Primary Bedroom	18'2 x 12'1
Main	Bedroom	12'3 x 10'
Main	Foyer	13'4 x 5'10

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	Yes
2	Main	4	No
3			
4			
5			
6			
7			
8			

Listing Broker(s): **Royal LePage Sussex - Tom Hassan**

Stylish 1 level South facing View home completely renovated to perfection by Parker House Designs. This unit is the one you have been waiting for with 1576 sq.ft., exterior front door, level access with carport next to your front door! Contemporary and stunning renovation with built in cabinetry and high-end finishing. Spectacular ocean views from this corner end unit offering bright, spacious open plan living, gourmet kitchen & bar, spacious outdoor patio perfect for entertaining. Direct access feels more like a town home and only a few unique units offer this level wheel chair friendly access. Superb amenities: tennis court, indoor pool, hot tub, sauna/steam & gym. Schools and great outdoor parks & trails on your doorstep. Truly one of the prized units in Panorama Village..a must see!